

WDC PLANNING
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Officer
25 JUL 2013
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PRE GEN DIS



Gypsy and Traveller Site Options Response Form 2013

For Official Use Only
Ref: 9829
Rep.Ref.

Please use this form if you wish to comment on the Gypsy and Traveller Site Options.

If you are commenting on multiple sites you will need to complete a separate copy of Part B of this form for each representation.

This form may be photocopied or, alternatively, extra forms can be obtained from the Council's offices or places where the consultation documents have been made available (see back page). You can also respond online using the LDF Consultation System, visit: www.warwickdc.gov.uk/newlocalplan

Part A - Personal Details

	1. Personal Details	2. Agent's Details (where applicable)
Title	MRS.	
First Name	SAROJ	
Last Name	RANA	
Job Title (where relevant)		
[REDACTED]		
Where did you hear about this consultation e.g. radio, newspaper, word of mouth, exhibitions, bin hanger?		
LEAFLET DROP		

Part B - Commenting on the Gypsy and Traveller Site Options

If you are commenting on multiple sites you will need to complete a separate sheet for each representation

Sheet of

The policy in the Draft Local Plan will list the criteria by which Gypsy and Traveller sites will be judged for suitability and sustainability. These are the criteria:

- Convenient access to a GP surgery, school and public transport;
- Avoiding areas with a high risk of flooding;
- Safe access to the road network and provision for parking, turning and servicing on site;
- Avoiding areas where there is the potential for noise and other disturbance;
- Provision of utilities (running water, toilet facilities, waste disposal, etc.);
- Avoiding areas where there could be adverse impact on important features of the natural and historic environment; and,
- Sites which can be integrated into the landscape without harming the character of the area.
- Promotes peaceful and integrated co-existence between the site and the local community;
- Avoids placing undue pressure on local infrastructure and services;
- Reflects the extent to which traditional lifestyles (whereby some travellers live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability.

Please give your views about site suitability below with reference to this list of criteria.

Which site are you responding to?

Site GT02 – Land abutting the Fosse Way at its junction with the B425

What is the nature of your representation?

Object

Please set out full details of your objection or representation of support with reference to the criteria above.

• Convenient access to a GP surgery, school and public transport;

This site is in excess of 1.5 miles from any GP surgery. The proposed site is outside of the catchment area of Harbury Surgery and the nearest surgery is the Croft Medical Centre in Sydenham which is 3.3 miles away which I understand is full. The next surgery is the Cubbington Road Surgery which is 4.7 miles distant and is not served by direct public transport so there is no convenient access to a surgery.

The position with regard to schooling is similar with Radford Primary School being almost fully subscribed and if the additional hundred houses are built in the village it will be full. This is outside of the Harbury catchment area and Harbury Primary School has had recent issues with too many children already.

The public transport whilst satisfactory is largely irrelevant as the residents are unlikely to use anything other than their own transport. There is a bus stop on the B425 however there is no pedestrian links from that to the potential site.

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• Avoiding areas with a high risk of flooding

No comment

• Safe access to the road network and provision for parking, turning and servicing on site;

The proposed 15 pitch site will contain up to 50 vehicles and generate hundreds of traffic movements daily. It is on the junction of two major roads and access into the traffic flow will possibly need highway improvements. It is possibly unwise to introduce even more traffic turns at this major junction and it will certainly add significantly to existing peak time delays. GT02 is sited on the junction of two main roads with high traffic flows and the Fosse Way in particular sees fast traffic despite the nearby speed camera and is a designated High Risk Route by the County Council.

• Avoiding areas where there is the potential for noise and disturbance

This site is adjacent the Fosse Way a very busy and noisy main road.

• Provision of utilities (running water, toilet facilities waste disposal etc);

The proposed site has no mains sewerage, drainage or gas so fails to meet the criteria. Also the electricity supply is a limited rural line and will possibly need to be upgraded to meet the very considerable increase in demand.

• Avoiding areas where there could be an adverse impact on important, features of the natural and historic environment;

This choice of site overlooks the fact that at this point the Fosse Way, as the original Roman road built nearly 2000 years ago is known, is on its original alignment and there is likely to be considerable archaeological remains in the area which will be destroyed by the development. There was also a tollhouse at this point in the 17th and 18th centuries and remains have been found. Nearby there are traditional historic Woodlands which contain rare species so this criteria is not met.

• Sites which can be integrated into the landscape without harming the character of the area.

The proposed site will cover 0.8 hectare (8000 m²) which is four times the size of the Exhibition Centre and if the Enfusion (consultants) recommendation to include working space is adopted this would possibly increase to 6 times the area of the Exhibition Centre. There will be a large variety of caravans and vehicles on the site so, being in the bottom of the valley, it cannot be integrated into the landscape without harming the visual appearance and character of the area.

• Promotes peaceful and integrated co-existence between the site and the local community;

In this respect the local community forms two distinct sections. There is a very small community of some 20 houses within half a mile of the site along the Fosse Way and the far greater community in the village of Radford Semele over 1.5 miles away. It will be difficult to integrate the residents into the local Fosse Way community as with up to 120 residents on site rather than integrate they will actually absorb the local community. This does not meet the criteria of a peaceful and integrated co-existence.

• Avoids placing undue pressure on local infrastructure and services;

The proposed site has no mains sewerage, drainage or gas so fails to meet the criteria. Also the electricity supply is a limited rural line and will possibly need to be upgraded to meet the very considerable increase in demand.

• Reflects the extent to which traditional lifestyles (whereby some travellers live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability.

No comment

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Other issues which I consider should be taken into consideration

Local Business/Employment

There are several businesses located at GT 02 in addition to the Warwickshire Exhibition Centre. They include salad producers, specialist storage, event management and publishing. Collectively they employ between 50 and 60 people and the site would cause significant difficulties for all.

Should this site be chosen, then due to the PERCEPTION of event organisers it is estimated that within two years the Exhibition Centre would lose sufficient events to make it impossible to continue operating and the company itself would cease to exist resulting in upwards of ten permanent job losses and a further 30 event staff losses.

Tourism and the wider economic situation

It is anticipated that the Exhibition Centre will contribute in the region of £5 million to the local economy in hotel accommodation, restaurants, entertainment, bus and taxi usage over the coming four years. Events attract visitors from a wide area and it is often the case that husbands/wives/partners will use the exhibition bus service to go shopping in Leamington Spa whilst spouses enjoy the exhibitions. This would all be lost if the Exhibition Centre were to close.

Archaeology and Heritage

GT 02 is located right next to the historic Fosse Way. The road now known as the Fosse Way was built following the Roman invasion in AD 43, nearly 2000 years ago, and has been a major highway throughout the centuries. There was a tollhouse on the junction of the Fosse Way and Southam Road in the 17th and 18th centuries. If GT 02 is approved it is important that a major archaeological dig should take place prior to site work so that the archaeology and heritage of the area can be recovered and safeguarded.

Urbanisation

GT 02 will involve considerable infrastructure in addition to the actual site. Its proximity to the roundabout may require traffic control and road widening to provide a right turning lane for access. Further features could include bus shelters and a pedestrian crossing and more street lighting would be needed.

Agriculture

At present the proposed GT02 site is part of an area of some 50 acres of good quality, extensively farmed land. Unauthorised intrusion from GT 02 into the agricultural land could result in contractors not wishing to risk tractors and equipment and this together with crop damage and possible rubbish deposits could result in the land ceasing to be farmed and becoming unsightly.

Rural Landscape

The area surrounding GT 02 is rural and agricultural in aspect and the proposed site will be a major invasion into the openness of the countryside and will be an irreversible urbanisation of the entire area. If the site is built, the council will be ill placed to prevent further 'ribbon' development.

Animal Welfare

Located close to GT 02 are Fosse Alpaca and Kune Kune Pigs, a business breeding these rare breed livestock. The Alpaca herd numbers 30 animals and the owners are extremely conscious of bio security and the need to protect the animals from diseases such as foot and mouth, TB and Parvo virus. These diseases can be spread by human trespass and unvaccinated dogs. The animals graze on fields between GT 02 and the Grand Union Canal.

Ecology and Habitat

GT 02 is close to two historic traditional Woodlands, which provide a habitat for birds and small mammals that would be greatly affected by the proposed site and the possible intrusion and activities of younger residents. It is known to be a habitat for Pipistrelle bats (*Pipistrellus pipistrellus*) and also great crested newts (*Triturus cristatus*), amongst other species.

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The policy in the Draft Local Plan will list the criteria by which Gypsy and Traveller sites will be judged for suitability and sustainability. These are the criteria:

- Convenient access to a GP surgery, school and public transport;
- Avoiding areas with a high risk of flooding;
- Safe access to the road network and provision for parking, turning and servicing on site;
- Avoiding areas where there is the potential for noise and other disturbance;
- Provision of utilities (running water, toilet facilities, waste disposal, etc);
- Avoiding areas where there could be adverse impact on important features of the natural and historic environment; and,
- Sites which can be integrated into the landscape without harming the character of the area.
- Promotes peaceful and integrated co-existence between the site and the local community;
- Avoids placing undue pressure on local infrastructure and services;
- Reflects the extent to which traditional lifestyles (whereby some travellers live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability.

Please give your views about site suitability below with reference to this list of criteria.

Which site are you responding to?

Site GT03 – Land at Barnwell Farm

What is the nature of your representation?

Object

Please set out full details of your objection or representation of support with reference to the criteria above.

• Convenient access to a GP surgery, school and public transport;

This site is in excess of 1.5 miles from any GP surgery. The proposed site is outside of the catchment area of Harbury Surgery and the nearest surgery is the Warwick Gates Family Health Centre which approximately 3 miles away which I understand is full so there is no convenient access to a surgery.

The position with regard to schooling is similar with GT03 being outside of the Harbury catchment area and Harbury Primary School has had recent issues with too many children already. There are several schools in Whitnash (over 2 miles away) with limited capacity.

The public transport whilst satisfactory is largely irrelevant as the residents are unlikely to use anything other than their own transport. There is a bus stop on the Harbury Lane however there is no pedestrian links from that to the potential site.

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- **Avoiding areas with a high risk of flooding**

The area is prone to flooding. Fields are often under water and livestock and ponies moved accordingly. The area is effectively a flood plain.

Harbury Lane is often flooded and impassable.

- **Safe access to the road network and provision for parking, turning and servicing on site;**

The proposed 15 pitch site will contain up to 50 vehicles and generate hundreds of traffic movements daily. It is on the junction of two major roads and access into the traffic flow will possibly need highway improvements. It is possibly unwise to introduce even more traffic turns at this major junction and it will certainly add significantly to existing peak time delays. GT03 is sited on the junction of two main roads with high traffic flows and the Fosse Way in particular sees fast traffic despite the nearby speed camera and is a designated High Risk Route by the County Council. There have more than 12 Serious Accidents at this junction over the last 3 years.

- **Avoiding areas where there is the potential for noise and disturbance**

This site is adjacent the Fosse Way a very busy and noisy main road.

- **Provision of utilities (running water, toilet facilities waste disposal etc);**

The proposed site has no mains sewerage, drainage or gas so fails to meet the criteria. Also the electricity supply is a limited rural line and will possibly need to be upgraded to meet the very considerable increase in demand.

GT03 is considered by British Telecom to be too far from the Whitnash Telephone Exchange to provide an adequate telephone or internet service (They term it as a long line). They will not upgrade the system resulting in poor telephone connections and intermittent (<1mbs) internet service.

GT03 does not have a reliable mobile phone service. There are no mobile phone networks that provide more than a mediocre service.

- **Avoiding areas where there could be an adverse impact on important, features of the natural and historic environment;**

This choice of site overlooks the fact that at this point the Fosse Way, as the original Roman road built nearly 2000 years ago is known, is on its original alignment and there is likely to be considerable archaeological remains in the area which will be destroyed by the development. There was also a tollhouse nearby in the 17th and 18th centuries and remains have been found. The site would be a blight on the vistas from the Grade 1 Listed building, Chesterton Windmill which is maintained by Warwickshire County Council. The views from this famous, historic building would be of material consideration should a planning application ever be made.

- **Sites which can be integrated into the landscape without harming the character of the area.**

The proposed site will cover 0.8 hectare (8000 m²) which is larger than Barnwell Farm and if the Enfusion (consultants) recommendation to include working space is adopted this would possibly increase to 1.5 times the area of the farm. There will be a large variety of caravans and vehicles on the site so, being in the bottom of the valley, it cannot be integrated into the landscape without harming the visual appearance and character of the area. The site is also very visible from Chesterton Hill and would undoubtedly harm the character of the wider surrounding area.

- **Promotes peaceful and integrated co-existence between the site and the local community;**

In this respect the local community forms two distinct sections. There is a very small community of some 20 houses within half a mile of the site along the Fosse Way and the far greater community in the villages of Harbury and Whitnash over 1.5 miles away.

It will be difficult to integrate the residents into the local Fosse Way community as with up to 120 residents on site rather than integrate they will actually absorb the local community. This does not meet the criteria of a peaceful and integrated co-existence.

- **Avoids placing undue pressure on local infrastructure and services;**

The proposed site has no mains sewerage, drainage or gas so fails to meet the criteria. Also the electricity supply is a limited rural line and will possibly need to be upgraded to meet the very considerable increase in demand.

- **Reflects the extent to which traditional lifestyles (whereby some travellers live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability.**

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Other issues which I consider should be taken into consideration

Local Business/Employment

There are many businesses that operate from GT03 site and the surrounding area and will potentially suffer if the proposed sites go ahead. For example:

1. Will Russell – Farm land being fully utilised for sheep
2. Bob Wright – land being used for arable farming
3. Fosse Garage
4. Rollason Fencing
5. Barnwell Chicken Farm
6. MH Polo Ltd – teaching people to ride ponies
7. Fosse Paddocks Ltd – farming and ponies
8. Warwick Reclamation
9. Mallory Court Hotel
10. Harbury Lane Breakers Yard
11. There are many others.

Archaeology and Heritage

GT 03 is located right next to the historic Fosse Way. The road now known as the Fosse Way was built following the Roman invasion in AD 43, nearly 2000 years ago, and has been a major highway throughout the centuries. There was a tollhouse on the junction of the Fosse Way and Southam Road in the 17th and 18th centuries. If GT 03 is approved it is important that a major archaeological dig should take place prior to site work so that the archaeology and heritage of the area can be recovered and safeguarded.

Urbanisation

GT 03 will involve considerable infrastructure in addition to the actual site. Its proximity to the roundabout may require traffic control and road widening to provide a right turning lane for access. Further features could include bus shelters and a pedestrian crossing and more street lighting would be needed.

Agriculture

At present the proposed GT03 site is part of an area of good quality, extensively farmed land. Unauthorised intrusion from GT 03 into the agricultural land could result in contractors not wishing to risk tractors and equipment and this together with crop damage and possible rubbish deposits could result in the land ceasing to be farmed and becoming unsightly.

Rural Landscape

The area surrounding GT 03 is rural and agricultural in aspect and the proposed site will be a major invasion into the openness of the countryside and will be an irreversible urbanisation of the entire area. If the site is built, the council will be ill placed to prevent further 'ribbon' development.

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- Avoiding areas with a high risk of flooding;
- Safe access to the road network and provision for parking, turning and servicing on site;
- Avoiding areas where there is the potential for noise and other disturbance;
- Provision of utilities (running water, toilet facilities, waste disposal, etc);
- Avoiding areas where there could be adverse impact on important features of the natural and historic environment; and,
- Sites which can be integrated into the landscape without harming the character of the area.
- Promotes peaceful and integrated co-existence between the site and the local community;
- Avoids placing undue pressure on local infrastructure and services;
- Reflects the extent to which traditional lifestyles (whereby some travellers live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability.

Please give your views about site suitability below with reference to this list of criteria.

Which site are you responding to?

Site GT04 – Land at Harbury Lane, Fosse Way

What is the nature of your representation?

Object

Please set out full details of your objection or representation of support with reference to the criteria above.

• Convenient access to a GP surgery, school and public transport;

This site is in excess of 1.5 miles from any GP surgery. The proposed site is outside of the catchment area of Harbury Surgery and the nearest surgery is the Warwick Gates Family Health Centre which is approximately 3 miles away which I understand is full so there is no convenient access to a surgery.

The position with regard to schooling is similar with GT03 being outside of the Harbury catchment area and Harbury Primary School has had recent issues with too many children already. There are several schools in Whitnash (over 2 miles away) with limited capacity.

The public transport whilst satisfactory is largely irrelevant as the residents are unlikely to use anything other than their own transport. There is a bus stop on the Harbury Lane however there is no pedestrian links from that to the potential site.

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• Avoiding areas with a high risk of flooding

The area is prone to flooding. Fields are often under water and livestock and ponies moved accordingly. The area is effectively a flood plain.

The Middle Road/ Fosse Way junction is often flooded

Harbury Lane is often flooded and impassable.

• Safe access to the road network and provision for parking, turning and servicing on site;

The proposed 15 pitch site will contain up to 50 vehicles and generate hundreds of traffic movements daily. It is on the junction of two major roads and access into the traffic flow will possibly need highway improvements. It is possibly unwise to introduce even more traffic turns at this major junction and it will certainly add significantly to existing peak time delays. GT04 is sited on the junction of two main roads with high traffic flows and the Fosse Way in particular sees fast traffic despite the nearby speed camera and is a designated High Risk Route by the County Council. There have been more than 12 Serious Accidents at this junction over the last 3 years.

• Avoiding areas where there is the potential for noise and disturbance

This site is adjacent the Fosse Way a very busy and noisy main road.

In addition this is adjacent the Birmingham to London Chiltern railway line, causing both noise and a potential danger.

• Provision of utilities (running water, toilet facilities waste disposal etc);

The proposed site has no mains sewerage, drainage or gas so fails to meet the criteria. Also the electricity supply is a limited rural line and will possibly need to be upgraded to meet the very considerable increase in demand.

GT04 is considered by British Telecom to be too far from the Whitnash Telephone Exchange to provide an adequate telephone or internet service (They term it as a long line). They will not upgrade the system resulting in poor telephone connections and intermittent (<1mbs) internet service.

GT04 does not have a reliable mobile phone service. There are no mobile phone networks that provide more than a mediocre service.

• Avoiding areas where there could be an adverse impact on important, features of the natural and historic environment;

This choice of site overlooks the fact that at this point the Fosse Way, as the original Roman road built nearly 2000 years ago is known, is on its original alignment and there is likely to be considerable archaeological remains in the area which will be destroyed by the development. There was also a tollhouse nearby in the 17th and 18th centuries and remains have been found. The site would be a blight on the vistas from the Grade 1 Listed building, Chesterton Windmill which is maintained by Warwickshire County Council. The views from this famous, historic building would be of material consideration should a planning application ever be made.

• Sites which can be integrated into the landscape without harming the character of the area.

The proposed site will cover 0.8 hectare (8000 m²) which is larger than the New Windmill Football Ground and if the Enfusion (consultants) recommendation to include working space is adopted this would possibly increase to twice the area of the football ground. There will be a large variety of caravans and vehicles on the site so, being in the bottom of the valley, it cannot be integrated into the landscape without harming the visual appearance and character of the area. The site is also very visible from Chesterton Hill and would undoubtedly harm the character of the wider surrounding area.

• Promotes peaceful and integrated co-existence between the site and the local community;

In this respect the local community forms two distinct sections. There is a very small community of some 20 houses within half a mile of the site along the Fosse Way and the far greater community in the villages of Harbury and Whitnash over 1.5 miles away.

It will be difficult to integrate the residents into the local Fosse Way community as with up to 120 residents on site rather than integrate they will actually absorb the local community. This does not meet the criteria of a peaceful and integrated co-existence.

• Avoids placing undue pressure on local infrastructure and services;

The proposed site has no mains sewerage, drainage or gas so fails to meet the criteria. Also the electricity supply is a limited rural line and will possibly need to be upgraded to meet the very considerable increase in demand.

• Reflects the extent to which traditional lifestyles (whereby some travellers live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability.

No comment

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Other issues which I consider should be taken into consideration

Local Business/Employment

There are many businesses that operate from GT04 site and the surrounding area and will potentially suffer if the proposed sites go ahead. For example:

1. Will Russell - Farm land being fully utilised for sheep
2. Bob Wright - land being used for arable farming
3. Fosse Garage
4. Rollason Fencing
5. Barnwell Chicken Farm
6. MH Polo Ltd - teaching people to ride ponies
7. Fosse Paddocks Ltd - farming and ponies
8. Warwick Reclamation
9. Mallory Court Hotel
10. Harbury Lane Breakers Yard
11. There are many others.

Archaeology and Heritage

GT 04 is located right next to the historic Fosse Way. The road now known as the Fosse Way was built following the Roman invasion in AD 43, nearly 2000 years ago, and has been a major highway throughout the centuries. There was a tollhouse on the junction of the Fosse Way and Southam Road in the 17th and 18th centuries. If GT 04 is approved it is important that a major archaeological dig should take place prior to site work so that the archaeology and heritage of the area can be recovered and safeguarded.

Urbanisation

GT 04 will involve considerable infrastructure in addition to the actual site. Its proximity to the roundabout may require traffic control and road widening to provide a right turning lane for access. Further features could include bus shelters and a pedestrian crossing and more street lighting would be needed.

Agriculture

At present the proposed GT04 site is part of an area of good quality, extensively farmed land. Unauthorised intrusion from GT 04 into the agricultural land could result in contractors not wishing to risk tractors and equipment and this together with crop damage and possible rubbish deposits could result in the land ceasing to be farmed and becoming unsightly.

Rural Landscape

The area surrounding GT 04 is rural and agricultural in aspect and the proposed site will be a major invasion into the openness of the countryside and will be an irreversible urbanisation of the entire area. If the site is built, the council will be ill placed to prevent further 'ribbon' development.

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Do you have any other suggestions for land within this district that you think would be suitable for use as a Gypsy and Traveller site, bearing in mind the criteria for site identification? If so, please give the location and the land owner's details below:

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